

028.A

0004

0029.B

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

930,200 / 930,200

USE VALUE:

930,200 / 930,200

ASSESSED:

930,200 / 930,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
29		WINTER ST, ARLINGTON

OWNERSHIP	Unit #:	29B
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Owner 1: TANG JING

Owner 2: CHEN JINGWEN

Owner 3:

Street 1: 29 WINTER STREET UNIT 29B

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JENNINGS DAVID III & -

Owner 2: KREBS JENNIFER J -

Street 1: 29 WINTER STREET UNIT 29B

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 3254 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7671										G6	1.					

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	930,200			930,200			
Total Card		0.000	930,200			930,200	Entered Lot Size		
Total Parcel		0.000	930,200			930,200	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	285.86	/Parcel: 285.8	Land Unit Type:		

260180	GIS Ref
	GIS Ref
	Insp Date
05/17/18	
	!14917!

USER DEFINED

Prior Id # 1: 19562
Prior Id # 2:
Prior Id # 3:
Date Time
12/11/20 04:41:51
PRINT
LAST REV
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Parcel ID 028.A-0004-0029.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	913,600	0	.	.	913,600	913,600	Year End Roll	12/18/2019
2019	102	FV	891,300	0	.	.	891,300	891,300	Year End Roll	1/3/2019
2018	102	FV	810,300	0	.	.	810,300	810,300	Year End Roll	12/20/2017
2017	102	FV	614,200	0	.	.	614,200	614,200	Year End Roll	1/3/2017
2016	102	FV	614,200	0	.	.	614,200	614,200	Year End	1/4/2016
2015	102	FV	588,200	0	.	.	588,200	588,200	Year End Roll	12/11/2014
2014	102	FV	559,400	0	.	.	559,400	559,400	Year End Roll	12/16/2013
2013	102	FV	559,400	0	.	.	559,400	559,400		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JENNINGS DAVID	49248-361		4/5/2007		617,000	No	No		
C & F REALTY CO	42617-145		4/27/2004		595,000	No	No		

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Result	By	Name
10/1/2019	OWNR INFO	JO	Jenny O
5/17/2018	Measured	DGM	D Mann
12/4/2008	MLS	MM	Mary M
5/3/2005	External Ins	BR	B Rossignol
9/2/2004	Inspected	BR	B Rossignol
9/1/2004	Info Fm Prmt	BR	B Rossignol
2/17/2000	Mailer Sent		
2/17/2000	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				Undisplayed Areas: GLA: 3254							
Type: 8 - Condo TnHs.				Full Bath: 3	Rating: Very Good			A Bath:	Rating:														
Sty Ht: 2H - 2 & 1/2 Sty				3/4 Bath:	Rating:																		
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:																		
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Very Good																		
Frame: 1 - Wood				A HBth:	Rating:																		
Prime Wall: 2 - Clapboard				OthrFix:	Rating:																		
Sec Wall:		%																					
Roof Struct: 1 - Gable																							
Roof Cover: 1 - Asphalt Shgl																							
Color: GRAY																							
View / Desir:																							
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID															
Grade: B- - Good (-)				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1													
Year Blt: 2003	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
Alt LUC:		Alt %:		Fpl: 1	Rating: Very Good			Other															
Jurisdct: G6		Fact: .		WSFlue:	Rating:			Upper															
Const Mod:								Lvl 2															
Lump Sum Adj:								Lvl 1															
								Lower															
INTERIOR INFORMATION				CONDOS INFORMATION				TOTALS															
Avg Ht/FL: STD				Location:				Totals	RMs: 8	BRs: 5	Baths: 3	HB: 1											
Prim Int Wall: 2 - Plaster				Total Units:																			
Sec Int Wall:		%		Floor: M - Multi-Level																			
Partition: T - Typical				% Own: 50.000000000																			
Prim Floors: 3 - Hardwood				Name:																			
Sec Floors:		%																					
Bsmnt Flr: 12 - Concrete																							
Subfloor:																							
Bsmnt Gar:																							
Electric: 3 - Typical																							
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 2 - Gas																							
Heat Type: 15 - H.V.A.C																							
# Heat Sys: 1																							
% Heated: 100		% AC: 100																					
Solar HW: NO		Central Vac: NO																					
% Com Wall		% Sprinkled:																					
MOBILE HOME				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Make:				Basic \$ / SQ: 245.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
				Size Adj.: 0.68438846									GLA	Gross Liv Ar	3,254	167.660	545,560						
				Const Adj.: 0.99989998																			
				Adj \$ / SQ: 167.658																			
				Other Features: 75639																			
				Grade Factor: 1.21																			
				NBHD Inf: 1.29999995																			
				NBHD Mod:																			
				LUC Factor: 1.00																			
				Adj Total: 977147																			
				Depreciation: 46903																			
				Depreciated Total: 930244																			
SPEC FEATURES/YARD ITEMS				PARCEL ID				IMAGE				AssessPro Patriot Properties, Inc											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N					Total Yard Items:																		
					Total Special Features:																		